

COMMUNITY PLANNING ELEMENT

GOAL

Engage in community planning to improve the livability of Renton's neighborhoods, to preserve unique identity and create community character, to prioritize the provision of City services and investment in infrastructure, and to provide the public with the opportunity to participate in shaping the future of their community.

General Objectives and Policies

Purpose

The Community Planning element envisions a local voice in how the Comprehensive Plan and its development regulations will be carried out in different geographic areas of the City. Community Plans will exemplify how the objectives and policies of the Comprehensive Plan play out when applied to detailed and specific conditions. Ideally, Community Plans will align the provision of City services and the allocation of infrastructure investments with Community goals and priorities. They will indicate specific land use designations, appropriate densities, and the design standards that should apply in individual Community Planning Areas. Preserving and building community character while ensuring an efficient and predictable development approval process is a central theme.

Community Planning results from a partnership between the City and the businesses, residents, and other stakeholders of a Community Planning Area. It addresses local issues that are not in a general Comprehensive Plan. Patterns of land use, design, traffic circulation, and services are expressed within the Community Plan for the benefit of the social, economic, physical health, safety, and welfare of the people in the community. Community Plans are a unifying force that identify local characteristics in an area by surveying population, employment, transportation, building, and social attributes. Through the Community Planning process, communities will decide what they want to nurture and what they want to change at the local level. Priorities will be set for infrastructure investment and the provision of City services to implement the Community Plan.

The purpose of Community Planning is to enhance community values as well as to identify and assure sensible growth and development. It is possible that Community Plans include visions that are radically different from the existing conditions, and it is possible that Community Plans include a vision that preserves the existing character and feel of an area. However, all Community Plans will anticipate and accommodate future growth and uphold the responsibility of implementing the Comprehensive Plan, even if there are provisions that some members of the community may not like. Otherwise, the Community Areas would shift development pressures and responsibilities outside community boundaries. Community Plans must be consistent with the overall Comprehensive Plan and the Washington State Growth Management Act. Plans should carry preambles with clearly articulated statements of purpose and should contain goals, policies, and principles that benefit both the local community and the City of Renton as a whole.

Objective CP-A. Implement the goals of the City and the Growth Management Act-
Foster the abilities of communities to implement the Comprehensive Plan within the Community Planning Areas of the City of Renton.

Policy CP-1. Community Plans shall apply policies that supplement and refine the goals, objectives, and policies of the Comprehensive Plan within the Community Planning Areas.

Policy CP-2. Community Plans will make recommendations on land use designations, design standards, capital improvements, and development proposals within the Community Planning Areas using the policies of the Comprehensive Plan and Title IV development regulations.

Policy CP-3. Community plans will be used to align the provision of City services and infrastructure investment with community goals and priorities.

Policy CP-4. The City will utilize an effective communication system that keeps people in Community Planning Areas informed at the beginning, as well as during, the process of creating a Community Plan. After plans are adopted, the City will continue to communicate with the people of Community Planning areas regarding proposed developments and policy decisions that may affect their Community Plan or Community Planning Area.

Objective CP-B. Foster Community character and identity- Foster community character and preserve the unique identities of neighborhoods and Community Planning Areas.

Policy CP-5. Community Plans shall involve the people of the community in plan development and amendment. This includes coordinating with existing recognized neighborhood associations, business associations, and other community groups, as well as community residents.

Policy CP-6. Community Plans shall articulate a vision for the community and identify features and characteristics of communities to retain, develop, preserve, enhance, or correct. The plans shall focus on policy choices and regulatory options that can be effectively implemented and shown to be beneficial and desirable for the community.

Policy CP-7. Community Plans shall use the Comprehensive Plan policies written to achieve environmental protection, create open space, provide affordable housing, and accomplish other Comprehensive Plan goals and objectives.

Policy CP-8. Community Plans shall provide for a mix of land uses, housing types, and densities, while meeting the growth targets for the City.

Policy CP-9. Community Plans may identify design features to be prioritized in capital facilities, multi-family residential development, commercial and industrial areas, and in landscaping. Design features may include site planning, building design, and other features which affect the character of the community.

Policy CP-10. Community Plans shall recognize that unique districts and neighborhoods exist within the Community Planning Areas and may include provisions for sub-area or neighborhood plans for these areas within the context of the Community Plan.

Objective CP-C. New Community Plans and updates- Support communities in the development of new community plans and in the update of existing community plans.

Policy CP-11. Community Planning Areas will be defined by the *Community Planning Area Map* adopted by the City Council.

Policy CP-12. Community Planning Areas will be established by the City Council after a public outreach initiative and in consideration of a number of factors that include, but are not limited to: shared community identity, physical features (such as topography or bodies of water), schools, data collection units (such as forecast analysis zones or census tracts), existing infrastructure (such as roads or parks), service areas, districts, and boundaries (such as police, fire, water, or sewer), and access to and from a community. The City will ensure there are no gaps or overlaps between Community Planning Areas.

Policy CP-13. Community Plans will be initiated by the City Council, with guidance from the Mayor and Planning Commission, in order to implement objectives, principles, and standards of the Comprehensive Plan.

Policy CP-14. During the Community Planning process, innovative and updated information should be shared with the Planning Commission and the Planning and Development Committee of the City Council to determine if there is a need or desire for changes City-wide.

Policy CP-15. Communities will be offered the opportunity to update their Community Plans on a regular basis

Objective CP-D. Consistency with the Comprehensive Plan and development regulations- Ensure consistency between the Comprehensive Plan, Community Plans, and development regulations.

Policy CP-16. Establish a process for resolving land use conflicts within communities, and with the Comprehensive Plan, that includes an opportunity for the participation of all stakeholders in coming up with a solution.

Policy CP-17. Community Plans shall consider land uses and other growth related issues in adjacent Community Planning Areas (or in a neighboring jurisdiction, as applicable) during the planning process and in making recommendations.

Policy CP-18. Community Plans should use existing Comprehensive Plan Land Use designations and zoning classifications rather than create new designations. New Comprehensive Plan designations and zoning should only be created if:

- -existing classifications are inadequate to implement the Community's vision;
- -new classifications are consistent with City-wide policies for growth and land use; and
- new classifications are beneficial and desirable City-wide

Policy CP-19. Recommendations on regulation changes shall be integrated into Title IV of Renton's Municipal Code (the development regulations) in order to achieve a unified, consistent code.

Policy CP-20. Redundant and inconsistent regulations, procedures, and overlays should be eliminated in Community Plan Areas

Policy CP-21. Implement Community Plans through land use regulations and administrative decisions where possible, and through capital facilities provisions and other public programs, as applicable.

Policy CP-22. Use Community Plan policies as guidelines for identifying mitigation and unacceptable impacts for projects and development proposals.

COMMUNITY PLANNING AREAS MAP

{Insert Map}

Added 2008-Draft 10-2-08

CEDAR RIVER AREA

EAST RENTON AREA

Northeast Fourth Corridor

Discussion: *The Northeast Fourth Corridor is an active commercial area located at a gateway to the City. It features a wide variety of retail and service uses and several different structural forms from small professional offices to large scale strip malls with major grocery anchors.*

Annexations of land into the City to the east of this commercial area and subsequent development of large single family housing projects has increased the market area for the Northeast Fourth Corridor considerably in recent years.

Objective LU-PPP: A special commercial area should be designated along Northeast Fourth Street. The purpose of this area would be to enhance the commercial environment to increase revenue of local businesses and the City's tax base.

Policy LU-387. Within the Northeast Fourth Corridor, the "Business District" should be bounded by Queen Avenue NE (on the west) and Field Ave N.E. (on the east).

Policy LU-388. The policies of the Commercial Corridor designation and the Northeast Fourth Corridor Business District should be implemented by Commercial Arterial (CA) zoning.

Objective LU-QQQ: The Northeast Fourth Corridor Business District should be enhanced to improve efficiency, safety and attractiveness to both potential shoppers and pass-through traffic.

Policy LU-389. Due to its location at a key entrance to the City from the east, the Northeast Fourth Corridor Business District should include gateway features.

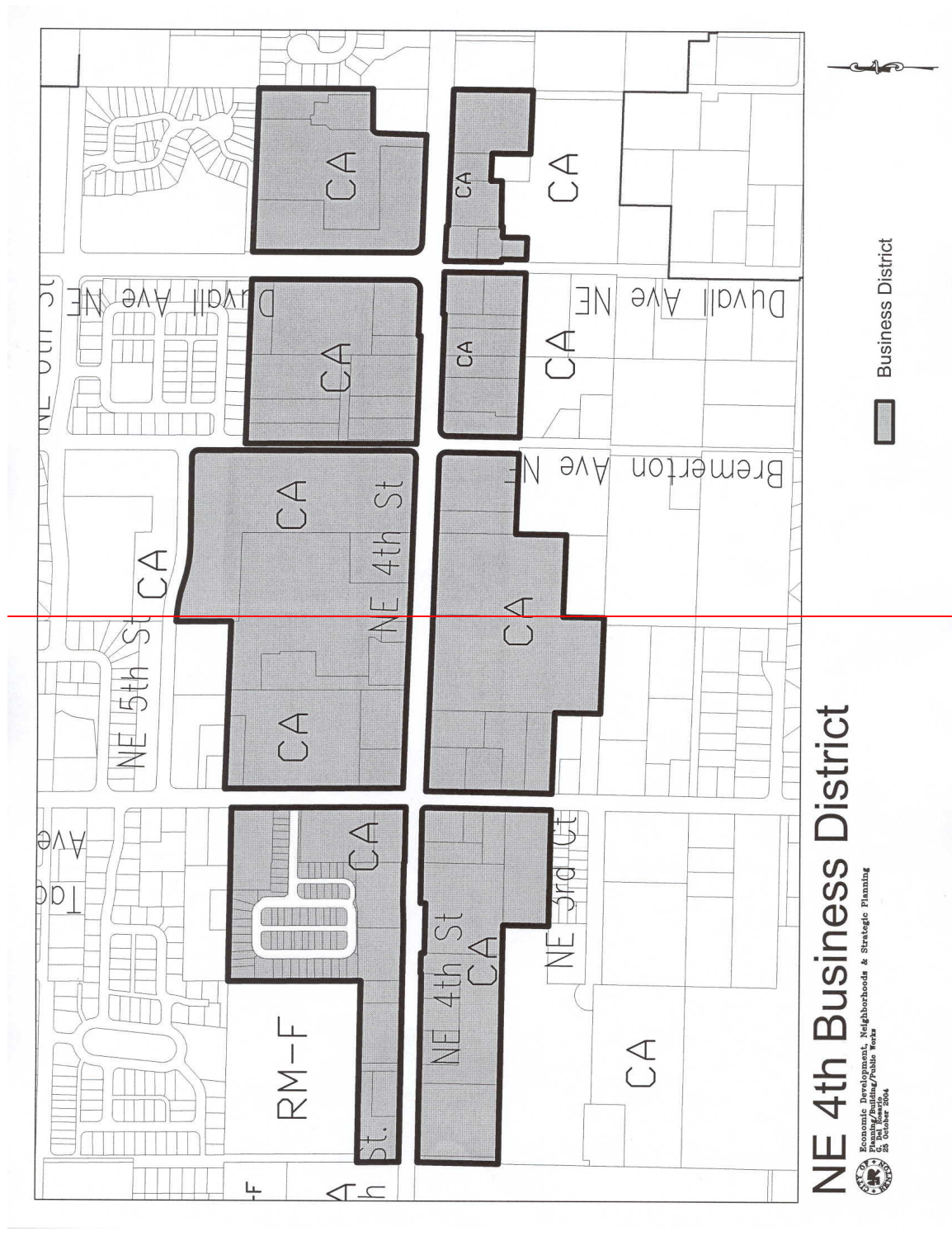
Policy LU-390. The Northeast Fourth Business District should be enhanced with boulevard design features such as landscaped center of road medians for the purpose of improving safety through traffic control and slowing traffic for pedestrian safety and improved conditions for vehicles leaving and entering the principal arterial.

Policy LU-391. To the extent possible, undeveloped parcels and pads and/or redevelopment in the Northeast Fourth Corridor Business District should feature street-facing building facades located a maximum of fifteen (15) feet setback from the non-curb edge of sidewalks abutting the principal arterial.

Policy LU-392. In the Northeast Fourth Business Corridor Business District, where buildings are set back more than fifteen (15) feet from the principal arterial, new development or redevelopment should:

1. Contribute a furnished public gathering space, abutting the sidewalk along the principal arterial, of no less than 1,000 square feet with a minimum dimension of twenty (20) feet on one side. Such space should have landscaping, including street trees, decorative paving, pedestrian scaled lighting and seating, at a minimum.

2. Designate appropriate site(s) for future pad development for additional commercial structures located to conform to maximum setback requirements.



Added 2008-Draft 10-2-08

FAIRWOOD AREA

Added 2008-Draft 10-2-08

KENNYDALE AREA

SUNSET AREA

NE Sunset Boulevard Corridor

Discussion: *The NE Sunset Boulevard Corridor is unique in the City due to the highly eclectic mix of commercial and residential uses along its length. These integrated uses, located at a “gateway” to the City, are an appropriate signal to those entering Renton that the community is diverse in many ways. Height limitations in the Development Standards have kept buildings along the NE Sunset Boulevard Corridor at two stories or below, a scale that is generally consistent with the various forms of residential along the corridor.*

Objective LU-000: A special district should be designated along NE Sunset Boulevard. The purpose of this area would be to make the commercial environment more attractive to local and sub-regional shoppers so that local businesses will be more economically viable and the City’s tax base will increase. Implementing code will be put in place within three years of the adoption date for the GMA update.

Policy LU-382. Within the NE Sunset Boulevard Corridor, a “Business District” should include the commercial properties along NE Sunset Blvd. from Duvall Ave. N.E. to west of Union Ave. N.E.

Policy LU-383. The NE Sunset Boulevard Corridor, due to its location on the east boundary of the City, should include City gateway features.

Policy LU-384. The NE Sunset Boulevard Corridor, due to its location abutting Highlands Neighborhood Center, should be considered a gateway to that district and feature design elements that are coordinated with, and reflect the nature of the Highlands Center Village.

Policy LU-385. The policies of the Commercial Corridor designation and the NE Sunset Boulevard Corridor should be implemented by Commercial Arterial (CA) zoning.

Policy LU-386. Vehicle sales businesses existing in the NE Sunset Boulevard Business Corridor should be encouraged to relocate to the Renton Auto Mall District.



NE Sunset Blvd Business District

Economic Development, Neighborhoods & Strategic Planning
Planning/Building/Parks & Parks
25 October 2004

 Business District

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TALBOT/BENSON HILL AREA

URBAN CENTER AREA

Objective LU-RR: Recognize the following Downtown Districts reflecting varying development standards and uses that distinguish these areas.

- 1) Downtown Pedestrian District;
- ~~2) Downtown Core;~~
- 3) South Renton's Williams-Wells Subarea (see South Renton Neighborhood Plan);
- 4) South Renton's Burnett Park Subarea (see South Renton Neighborhood Plan); and
- 5) Cedar River Subarea north of the Downtown Core.

Policy LU-229. Encourage the most intensive development in the Downtown Pedestrian District ~~and Downtown Core~~ with a transition to lower-scale commercial and residential projects in areas surrounding the Downtown ~~Core~~.

Policy LU-230. Ground-floor uses with street frontage in the Downtown Pedestrian District should be limited to businesses that primarily cater to walk-in customer traffic (i.e. retail goods and services) in order to generate and maintain continuous pedestrian activity in these areas.

Policy LU-231. Walk-in customer-oriented businesses should be encouraged to locate along street frontages in the ~~Downtown Core Area~~ Downtown Pedestrian District and the portion of the Urban Center - Downtown located west of it.

Policy LU-234. Specific streetscapes, development standards, and design guidelines for the South Renton Neighborhood are outlined in the South Renton Neighborhood Plan, ~~within the Subarea Plan section of the Comprehensive Plan.~~

Policy LU-255. Buildings in the Pedestrian District should retain a pedestrian scale by employing design techniques that maintain the appearance and feel of low-rise structures to avoid creation of the "canyon effect" (e.g. preserving historic façades, stepping façades back above the second or third floor).

Policies for Surrounding Residential Area (North Renton Neighborhood, south of N 6th St)

Policy LU-291. Provide a transition in land use with respect to intensity of development where areas mapped Residential Single Family and Residential Options border Urban Center - North designations.

Policy LU-292. Create boulevard standards for arterial streets connecting or running through adjacent residential neighborhoods that address noise, pedestrian sidewalks, planting areas between vehicular lanes and pedestrian areas, traffic calming techniques, lighting standards, a landscape planting plan for street trees and other vegetation, and street furniture.

Policy LU-293. Support a mix of activities within the Urban Center - North designation that supports populations in adjacent residential areas as well as new development within the re-development area. Examples of uses that serve the needs of existing populations include neighborhood-scale retail that addresses the day-to-day needs of residents, restaurants and coffee houses, public facilities, and places of assembly such as parks and plazas.

Proposed Objective (Business Districts): The Rainier Avenue Corridor is one of the busiest arterials in the City and is located as a gateway to the City from both the south and north. The design, function, and configuration of development and re-development should reflect its status as a key gateway.

Proposed Policy (Business Districts): Business signs in the Rainier Avenue Corridor should be uniform in size, content, and location to reduce visual clutter. Monument signs are the preferred type.

I. Urban Center

~~**Note:** Community Design policies specifically applicable to the Urban Center are located in the Land Use Element of the Comprehensive Plan.~~

Policy LU-205. Identify major natural features and support development of new focal points that define the Center and are visually distinctive.

Objective LU-XX: Maintain and expand the available amenities to make the Urban Center - Downtown more appealing to existing and potential customers, residents, and employees.

Policy LU-260. Design guidelines should assist developers in creating attractive projects that add value to the downtown community, attract new residents, employees, and visitors, and foster a unique downtown identity.

Policy LU-261. Design guidelines may vary by zone within the downtown area to recognize and foster unique identities for the different land use areas (i.e. South Renton's Burnett Park Subarea).

Policy LU-263. Urban Center - Downtown development should be designed to take advantage of existing unique downtown amenities such as the Cedar River, City parks and trails, the downtown Transit Center, IKEA Performing Arts Center, and Renton High School.

Policy LU-264. Public amenities such as art, fountains, or similar features should be incorporated into the design of public areas, major streets and gateways of the Urban Center - Downtown.

Policy LU-265. Support more urban intensity of development (e.g. building height, bulk, landscaping, parking standards) than with land uses in the suburban areas of the City outside the Urban Center.

Policy LU-278. Support creation of a significant gateway feature within gateway nodes in the Urban Center-North.

Policy LU-280. Use a hierarchy of conceptual plan, master plan and site plan review and approval to encourage the cohesive development of large land areas within the Urban Center-North. Incorporate integrated design regulations into this review process.

Policy LU-286. Support structured parking to facilitate full redevelopment of the Urban Center over the 30-year planning horizon. Where structured parking is infeasible for early phases of development, parking should be located in the rear or the side of the primary structure.

Rainier Avenue Corridor

***Discussion:** The Rainier Avenue Corridor is one of the most commercially viable areas of the City. Redevelopment of infrastructure and businesses in the Rainier Corridor would present the opportunity to strengthen the transition between the Corridor, a major transportation route through the west part of the City, and the Urban Center. Changes of this nature could increase the economic vitality of Renton's Downtown.*

Objective LU-RRR: A special district should be designated along Rainier Avenue. The purposes of this district would be to enhance the commercial environment in order to increase revenue of local businesses and the City's tax base, and to enhance the residential market with high density mixed-use projects in order to increase residential opportunities in the City.

Policy LU-393. Within the Rainier Avenue Corridor, the "Business District" should be bounded to the north by Airport Way, on the east and west side of Rainier Avenue and bounded to the south by the Houser railroad trestle where it abuts the Auto Mall District.

Policy LU-394. The policies of the Commercial Corridor designation and the Rainier Avenue Corridor Business District should be implemented by Commercial Arterial (CA) zoning.

Policy LU-395. Uses in the Rainier Avenue Corridor should be primarily retail-oriented, and may have an emphasis on providing goods on a high volume, vehicle-accessed basis, but should also provide high-quality and specialty goods.

Policy LU-395a. Residential use should be limited to retail/office/residential mixed-use buildings that enhance the viability of the commercial environment and provide high-quality housing opportunities.

Objective LU-SSS: Due to the nature of the retail core business in the Rainier Avenue Corridor, vehicular access and egress safety should be a primary consideration.

Policy LU-396. In the Rainier Avenue Corridor access points to businesses fronting the principal arterial should be consolidated if at all possible and curb cuts reduced wherever feasible.

Policy LU-397. Business signs in the Rainier Avenue Corridor should be uniform in size, content, and location to reduce visual clutter. Monument signs are the preferred type.

Policy LU-398. New billboard signs should be disallowed in the Rainier Avenue Corridor Business District due to the large scale of the signs in relation to the scale of the district. Existing signs should be well maintained so that visual impact is reduced.

Objective LU-TTT: The Rainier Avenue Corridor Business District should be enhanced to improve efficiency, safety and attractiveness to both potential shoppers and pedestrians using the public transportation system.

Policy LU-399. In the Rainier Avenue Corridor Business District, due to significant pedestrian use of the intersections of Rainier Avenue and Sunset Boulevard/South Third Street, Rainier Avenue and South Third Place, and Rainier Avenue and South Fourth Street, sidewalk widths at these locations should be increased to create pedestrian corners whenever redevelopment occurs. Pavement should be increased for added pedestrian safety.

Policy LU-400. On corners having high volume pedestrian traffic, the paved sidewalk area should be increased in size. This may require a larger building setback at the corners of buildings when building facades abut the sidewalk.

Policy LU-401. Pedestrian corners should include urban street furniture such as benches, an information kiosk, and a trash receptacle.

Policy LU-402. Rainier Avenue should be improved with landscaped median and additional street trees to improve safety and appearance.

Policy LU-403. Property owners and business owners should be encouraged to provide awnings or other weather protection on facades of buildings fronting sidewalks.

Objective LU-UUU: The Rainier Avenue Corridor Business District is one of the busiest arterials in the City and is located as a gateway to the City from both the south and north. The design, function, and configuration of the District should reflect its status as a key gateway.

Policy LU-404. The Rainier Avenue Corridor should feature gateway elements to the extent made possible by redevelopment.

Policy LU-405. Signage in the Rainier Avenue Corridor Business District should include high quality City directional signs to the Urban Center, City Hall, IKEA Performing Arts Center, Piazza Park, City parking garage, library, museum, and other prominent public destinations.



Rainier Business District



Economic Development, Neighborhoods & Strategic Planning
Alex Pietsch, Administrator
C.E. Feasel
14 June 2007



Added 2008-Draft 10-2-08

VALLEY AREA

| Added 2008-Draft 10-2-08

| **WEST HILL AREA**